
From: planningcomments@staffs Moorlands.gov.uk
Sent: 14 February 2024 01:09
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2023/0555 Site Address: The Grange Clay Lake Endon Staffordshire ST9 9DD Stoke-On-Trent Comments by: Nick Broad

From:

Stoneycroft
Clay lake
Endon
Stoke on Trent
Staffs
St99dd

Submission: Objection

Comments: Planning

I couldn't get planning for a 5 metre oak garage saying it's not in keeping with the aesthetic of the local housing - it needed to be lower in height and to incorporate more features in keeping with other houses on the road. The 22 houses don't look like anything else on the road and the height of these at 3 stories (possibly 4 if lofts are converted) are not in keeping with the majority of houses on the road.

There are no dimensions on any of the buildings inside or out, or for the garages. Will these actually be big enough to accommodate a standard size car or is it more likely that these will be used for more living space.

Four story houses how tall will they be, also will the lofts be high enough to be built into at a later date - do all assessments on impacts to water, sewerage, flood risk, environment, local facilities, road congestion, take account of the additional requirements additional bedrooms and people could bring

Why did I not receive any notice of this when I live less than 100 m away

How much soil is there going to be coming out of the site being replaced by concrete causing a risk to flooding further down the road that already having problems with water backing up in the drains and very boggy gardens

Are there school places and doctor places for the kids and adults how many are available - I see the education authority have provided an assessment of additional children but have based this on the UK average home. The

governments own website fact sheet 5 provides evidence that new housing developments generate higher numbers of children due to such developments attracting young families. The houses proposed here are aimed at families and so the expected number of children will be expected to be higher than the national average.

Cars - can they fit in garages. what size are the garages also the 2 parking spaces is that enough what about guests, where are they parking on grass they could be up to 66 cars with only 3 per household or more and will there be vans and motor homes caravans parked there

The fencing proposed on clay lake will not be in keeping with the rest of the road. drystone walls, trees , hedges or in keeping with policy NE2 which states that existing woodland, healthy trees and hedgerows be retained and integrated within the proposed development. New developments should provide tree cover to secure a good level of sustainability. Landscaping should complement the design of the development and the surrounding area - a panelled fence does not meet any of these requirements

Will the sewage be connected to the main system it's says unknown

Most of the houses are not big enough for Laundry rooms - it is likely that the white goods will go into the garages making then not big enough to be parking space

Not a lot of built in storage for any houses - again leading to use of garage for storage not car parking

Bats and foxes and owls are in the area. This needs to be assessed before any consideration is given to development at the site

Pulling out onto Clay Lake will not be good with all of the mud off the waggon deliveries at 30 mph the vehicle is going at 45 ft per second and with mud and dirt causing a very dangerous surface

Have they got the funds to build 22 houses - what financial assessments have been made? This will require a significant investment with a natural risk of cash flow issues. Full financial assessment must be made of the individuals taking on the development before any work commences to eliminate the risk of an unfinished development site, particularly with high rates of interest for the foreseeable future

A few of the houses could be 6 beds with studies, extra living rooms etc - again this must be taken into account when assessing impacts

Why is there not street elevation pictures of the houses?

The houses will be very overbearing on the houses next to the planned site Oak House, The hollies, Holly Cottage, even as far down as White Gates

The 45-degree and 25-degree rules of thumb only apply to initial consideration of the loss of natural light as defined by the BRE document 'Site Layout Planning For Daylight And Sunlight'. It is relevant only with regard to planning applications so assessment must be made before approval is provided

The following points are raised as they contradict some of the objectives of the Staffordshire Moorlands Local Plan:

1. Sustainable Community Strategy

1.36 focus on stronger, safer communities;

and improvement in the environment and climate change.

The development raises safety concerns due to lack of footpaths on large sections of Clay Lake combined with an increase in car traffic making this a very dangerous combination.

The environmental and climate change impacts are numerous and significant and cannot be seen in any way as an improvement.

1 Flood risk - developments of this scale can have distorting effects on the water cycle and drainage systems arising from the artificial features such as hard standing, new roads and pavements. I have not seen any reports on potential impacts on the surrounding area, particularly further down the hill where flooding issues are more likely to occur. I would like to see a report along with proposed mitigations. New development proposals should be able to prove that it will not increase flood risk in the surrounding areas and actually demonstrate how the development will reduce the existing flood risk. The Local Plan should steer development to areas of low flood risk and support the delivery of appropriate mitigation and sustainable drainage where necessary

Sustainable use of resources - I could not see much evidence within the planning application to demonstrate that they have adequately considered the energy efficiency, water conservation, sourcing of construction materials, integration of micro-renewables. There is no indication given of how they will use waste materials, especially those from the demolition of the existing building which is in no way in need of demolition.

I have also not seen reference as to how the plan provides for the protection of water quality or waterside habitat.

2 sustainable travel (seems to be encouraging car use as opposed to supporting the use of public transport or walking - proposed site is an area where there is a lack of footpaths). The approval of the application would need public transport issues to be addressed to reduce the exponential increase in car ownership that the development promotes and the associated increase in road congestion in an already congested area at peak times. Additional, safe footpaths will also be needed on Clay Lake to promote walking.

3 policy NE 2 Trees, Woodlands, Hedgerows - existing trees, woodland and hedgerows to be integrated into the development. No reference to preserving or planting new within the plans. In fact references wooden fencing around the edges which meets neither the environmental nor the aesthetic requirements of the Local Plan. I would also request a full assessment to ensure that there is no direct or indirect damage to existing veteran trees or ancient woodland adjacent to the proposed site

Same points enhanced in Spatial Objectives

SO10 to deliver sustainable , inclusive, healthy and safe communities

SO11 to reduce the need to travel or make it safer and easier to travel by more sustainable forms of transport

These points are further enhanced in the Corporate Plan

Aim 1 create a safer and healthier environment

Aim 4 protect and improve the environment - whilst recognising the need for housing development this is to be balanced with the need to protect the Green Infrastructure

The Corporate Plan also identifies the need to make better use of existing buildings which are of value and add character to the settlements. I would suggest that demolishing a building like The Grange with such historic character and which is so in keeping with the character of the road, would directly conflict with this statement and would also conflict with the sustainability objective. The waste from such a demolition would also have a huge impact unless the developer is made to reuse the materials from the demolition.

The Local Plan also references in several sections the need to ensure that any development reflects or enhances the area's special character or heritage. A development of this scale and of such a modern design does not meet this objective to reflect the character and certainly shows no qualities to enhance it

There are several references to design in the plan. Policy DC1 outlines 11 design considerations. I will not repeat all of these but I cannot see how any of these are met (apart from part of point 8 around the provision of adequate parking - not withstanding the conflict of this requirement against the other sustainability requirements). This alone should mean that the application is rejected given that the design fails every single one of the 11 Design considerations unless further information can be provided to support these.

Other references include but not limited to:

All dwellings must be of a sufficient size to provide satisfactory levels of amenity for future occupiers whilst respecting the privacy and amenity of occupiers of existing dwellings

Proposal for replacement dwellings to be approved only if they do not have a detrimental impact on the existing character of the area

Ensure the new development reflects or enhances each village's special character

S08 to promote local distinctiveness by means of good design

Vision - Development will be of a high standard of design and sustainability

I look forward to the applicants response to the outstanding questions and requests for further information.

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